

FOR LEASE

# 1010 WASHINGTON BOULEVARD

642 RSF TO 3,858 RSF AVAILABLE



CLASS A OFFICE COMPLEX IN DOWNTOWN STAMFORD, CT

EXCLUSIVE  
LEASING AGENT

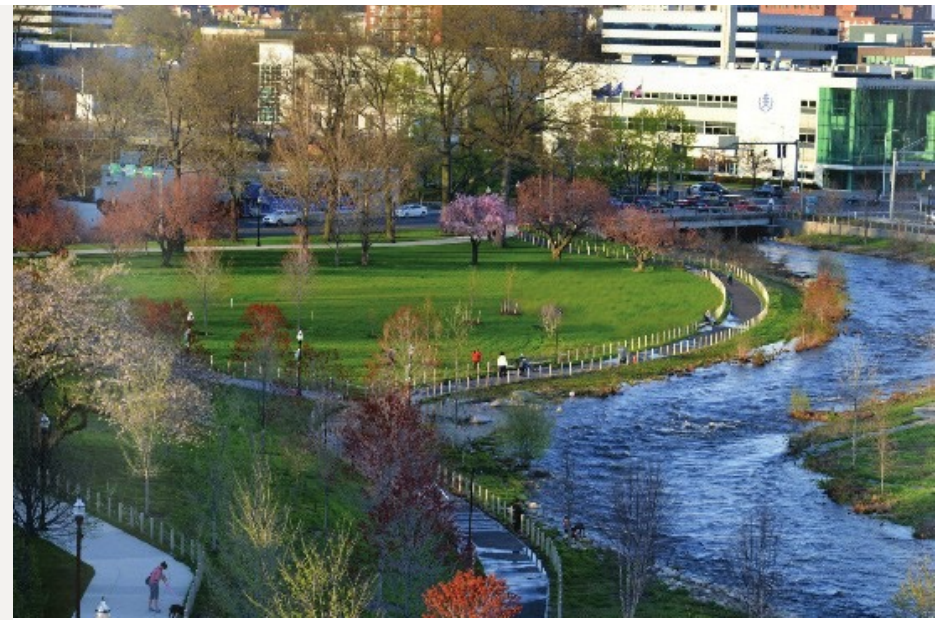
**CBRE**



# 1010 WASHINGTON BOULEVARD

1010 Washington consists of a 122,000 SF Class-A tower building and 26,000 SF three-story attached Plaza. The property, located in the heart of the Stamford Central Business District, is two blocks to Stamford's Transportation Center and I-95. It is also 10 minutes from the Merritt Parkway and within walking distance to the Stamford Town Center Mall, Stamford's restaurant district and Mill River Park.

- » Significant Capital Improvements underway
- » Immediate proximity to Mill River Park
- » Shuttle to Stamford train station
- » 3-story atrium lobby
- » Fitness facility with locker rooms
- » On-site security
- » Covered parking
- » Dedicated visitor parking area
- » Electric car charging stations
- » Building is Wired Certified Gold
- » Outstanding views of the new Mill River Park and Downtown Stamford
- » Less than a 10 minute walk to Stamford train station
- » 23 restaurants within walking distance





# 1010 WASHINGTON BOULEVARD

## Office Tower Availabilities 11,717 RSF

FLOOR	RSF	AVAILABILITY
Partial 1st	3,461	Immediate
Partial 6th	1,737	Immediate
Partial 8th	2,661	Immediate
Partial 9th	3,858	Immediate

## Plaza Availabilities 642 RSF

FLOOR	RSF	AVAILABILITY
Partial 2nd	642	Immediate







## DESIRABLE DOWNTOWN LOCATION

### Walker's Paradise

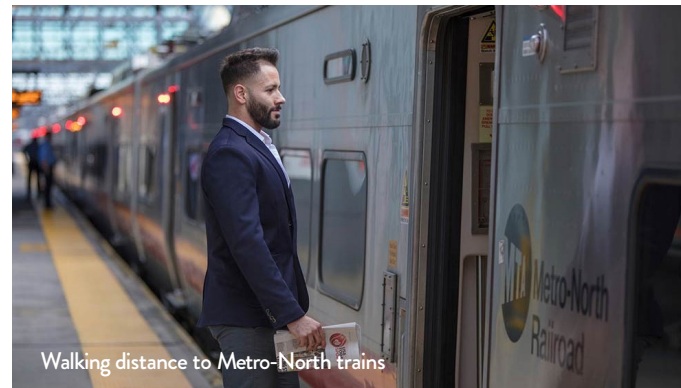
95-point walk score

1010 Washington is ideally located in the heart of the Stamford Central Business District. Stamford's thriving restaurant district, retail attractions, and Stamford Town Center Mall are all within walking distance. Convenient and direct access to Metro North and I-95 are just blocks away and the Merritt Parkway is a 10-minute drive.

### Commuter's Delight

Minutes from train and Interstate

1010 Washington is in the prime location - half a mile from I-95, one block from Route 1, 4 miles to Route 15/Merritt Parkway and 10 miles south of 1-287. The Stamford train station—with frequent express trains to New York City and Amtrak/Acela service—is a short 10 minute walk.







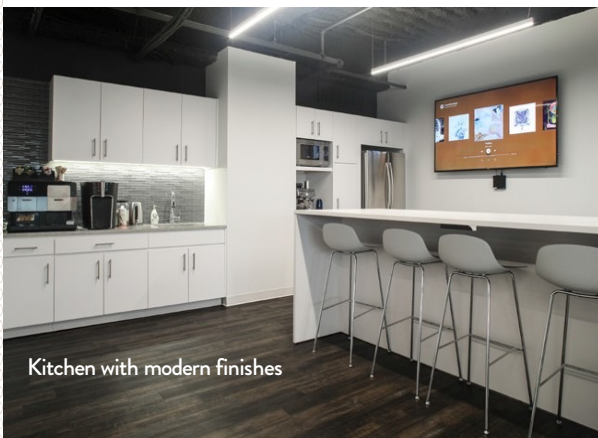
Office floor with exposed ceiling and Mill River Park views



Reception and private conference room



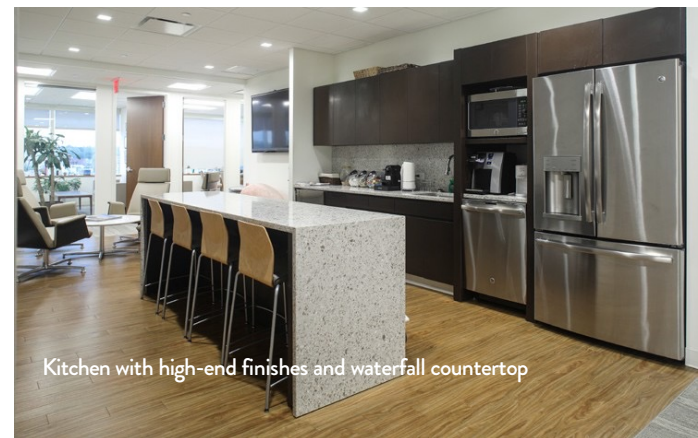
Administrative seating



Kitchen with modern finishes



Private conference room



Kitchen with high-end finishes and waterfall countertop





# 1010 WASHINGTON BOULEVARD

MANAGED AND OWNED BY:



FOR MORE INFORMATION  
CONTACT THE LEASING TEAM:

JOSEPH WEAVER  
+1 203 352 8920  
joseph.weaver@cbre.com

STEVEN GREENBUSH  
+1 203 325 5355  
steven.greenbush@cbre.com

EXCLUSIVE LEASING AGENT

## CBRE

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